

**Beaver County
Planning & Zoning Commission
May 16, 2007
7:30 p.m.**

Minutes

Attendance: Scott Bealer, Acting Chairman; Rowland Yardley, Dennis Miller, Roger Larsen, Craig Davis, Administrator; Von Christiansen, Attorney; Warren Monroe, County Engineer; and Billie Dalton, County Commissioner.

Visitors: Brent Stapley, Mark Direske, Julie M. Moore, Donald P. Moore, Jed Burton, Chuck Klingenstein, Brian Karren, Matthew Jensen, Gary Hamblin, Letitia Lawson, Brad Johnson, Jim Connolly, Bonnie Wyman, and R. Scott Hoffman.

Called to Order at 7:37 p.m.

As Chairman Bradshaw was not there, Roger Larsen made a motion to have Scott Bealer be the acting chairman. Dennis Miller seconded the motion. Motion passed unanimously.

MINUTES

The minutes from the March 28th & April 18th meetings were tabled. Dennis Miller made the motion, Rowland Yardley seconded the motion. Motion passed unanimously.

**DISCUSSION OF PRELIMINARY PLAT, PLANNED UNIT DEVELOPMENT AND
CONDITIONAL USE PERMIT FOR MOUNT HOLLY PARTNERS LLC**

Jed Burton, Brad Johnson, Teash Lawson, Chuck Klingenstein, Matt Jensen, Gary Hamblin, Jim Connolly, & Brian Karren were there to answer any questions the P&Z Board might have. The will serve letter, the well just east of Puffer Lake, and getting approval from DEQ was discussed. Jim Connolly, a certified agronomist, gave a power point presentation and talked about Best Management Practices for golf courses, fertilizers, pesticides, methods of application, timing, best kind of grasses to plant, computer controlled watering, using 500,000 gallons a day to water the course and turf cover preventing sediment loss and intercepting pesticides. Teash Lawson talked about treating 2 year & 10 year events, her system will meet 100 year events, retaining water in a retention pond, using an underdrain system-with drains under every hole, and silt fences, hay bales etc. used during construction to catch erosion, they will stay in place until there is no more erosion. Gary Hamblin talked about the waste water treatment plan, the membrane they will be using, submitting the plans to the DEQ, getting a federal permit for deep well injection, testing, having to have so much affluent to get it up and running, having the existing units hook into new system, and getting federal approval to use waste water to water golf course. Warren Monroe, Beaver County Engineer, went over a letter or recommendation that he had written concerning road widths, P.U.D. requirement, check list for items on preliminary plat easements and getting the will serve letter. The Tushar Ridge Trail, getting a letter from Mount Holly Partners lender, hook ups for existing Condo's, bonding will be determined by the County Engineer, the Developer and the County Commission, P.U.D. requirements, the Subdivision Title Report, and Final approval needing water & sewer designs and letter from EMSSD were

discussed. The date for the next meeting, to approve the P.U.D., the Preliminary Plat and the C.U.P. was discussed. Rowland Yardley made a motion to have a meeting on May 30th, Roger Larsen seconded the motion. Motion passed unanimously.

Rowland Yardley made a motion to adjourn at 9:50 p.m., Roger seconded the motion. Motion passed unanimously.

Minutes approved on _____.

Scott Bealer, Acting Chairman